

DELEGATED REPORT

App No.:	PK12/0451/F	Applicant:	Mr D Light
Site:	150 Westerleigh Road Pucklechurch Bristol South Gloucestershire BS16 9PY	Date Reg:	13th February 2012
Proposal:	Erection of 1 no. replacement dwelling with attached garage/store and associated works.	Parish:	Pucklechurch Parish Council
Map Ref:	370149 177393	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	4th April 2012

1. THE PROPOSAL

- 1.1 This application seeks planning permission to demolish the chalet bungalow at 150 Westerleigh Road, Pucklechurch and replace it with a two storey dwelling. This application follows the approval of an earlier scheme for the same proposal with a different proposed design. The site lies in the open countryside and the Green Belt. The bungalow, which has rooms in the roofspace but no dormers, is set back from the road behind its front garden. It has a large floorplate, features a veranda to the front and is constructed of render and tile.
- 1.2 The site is surrounded by fields, one of which is a paddock, apparently used in association with the dwelling. These fields are divided from the site by mature hedgerows. The replacement dwelling would stand in approximately the same position and would be two storey.
- 1.3 A further element of this proposal is the erection of an attached garage/ store to replace the existing garage to the rear of the site.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2 Green Belt
PPS3 Housing
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
GB1 Green Belt
H3 Housing in the Countryside
T8 Parking Standards
T12 Highway Safety

South Gloucestershire Core Strategy -Submission Draft (December 2010)
CS1 High Quality Design
CS17 Housing diversity
- 2.3 Supplementary Planning Guidance
Development in the Green Belt (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PK11/1406/F Erection of detached dwelling, garage and associated works
Refused
- 3.2 PK11/2515/F Erection of detached dwelling, garage and associated works
Approved 2011

4. CONSULTATION RESPONSES

- 4.1 Pucklechurch Parish Council
No objection

- 4.2 Other Consultees [including internal consultees of the Council]
Sustainable Transportation

There is adequate space for the necessary turning and parking to serve the proposed dwelling. No objection.

Environmental Protection

No reply received

Public Rights of Way

No objection

Other Representations

- 4.3 Local Residents
No replies received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development

This application stands to be assessed against the policies listed above, in the light of all material considerations. Policy H3 allows for replacement dwellings in the countryside, but the site also lies in the Green Belt and therefore attention must be paid to the impact of the proposal on the openness of the Green Belt. PPG2 makes clear that openness is the most important attribute of the Green Belt. Prior to this it should be an assessment of whether the dwelling needs to be demolished and to that end reference is made to the previous approval for a replacement dwelling. Finally, the design and transportation implications of replacing the existing dwelling are examined, as well as the impact on the residential amenity of surrounding occupiers.

- 5.2 State of the existing dwelling

A report was submitted with the previous application, which was approved, on the structural integrity of the existing dwelling, carried out by a Chartered Valuation Surveyor, who concluded that the existing property is unmortgagable, both its energy efficiency and environmental impact is at the lowest possible rating. It was previously determined that a replacement dwelling would offer the opportunity to build a more energy efficient dwelling, in accordance with policy D1 of the adopted Local Plan. Having established this previously, there is no reason to assume that the condition of the existing unoccupied dwelling will have done anything other than deteriorate in the meantime, over the winter.

5.3 Green Belt

The proposal does not represent inappropriate development in the open countryside, by virtue of policy H3, which allows for replacement dwellings. However, due to the site's Green belt location, the effect on the openness of the Green Belt needs to be examined under policy GB1 and the Supplementary Planning Document 'Development in the Green Belt'. The SPD states that 'the replacement of existing dwellings in the Green Belt is strictly controlled to safeguard openness. Replacement buildings will only be allowed if there is no greater impact on the openness of the Green Belt than that of the original building. Any replacement must be of a similar size and scale to the original dwelling.' Policy GB1 at 4A states: that permission will only be given for replacement of existing dwellings provided that it does not result in disproportion additions over and above the size of the existing dwelling.

The current dwelling is a bungalow covering 137 square metres at single storey, with two rooms in the roofspace according to the submitted plans. The volume of the existing building is calculated at 882 cubic metres. It is a low building, which, due to the site's location and perimeter landscaping is considered to have an impact on the openness of the Green Belt, due to its location. The proposed replacement dwelling cover 140 square metres, with a total volume of 698 cubic metres, as shown in the accompanying Design and Access Statement. The additional storey is considered to increase the dwelling's prominence, albeit on a smaller floorplate, marginally to the detriment of the openness of the Green Belt in this prominent location. However, it is smaller in volume than the existing dwelling and therefore the replacement dwelling would be of a smaller volume than the existing building and therefore accords with the SPD and policy GB1.A.4 of the adopted Local Plan. In order that the gains in increasing the openness of the Green Belt are not lost through later extensions (although under the current guidance a 30% volume increase on the dwelling once built - as an extension - would still be acceptable) the permitted development rights have been removed by condition.

5.4 Design and impact on street scene

The scale of the proposal is considered to be acceptable, with its southern wing comparable to the existing detached garage. The appearance is influenced by the intention to provide exceptional levels of natural light within the dwelling. The materials proposed respect local distinctiveness and to ensure the best possible finish, a condition has been appended, requiring the submission of materials samples.

Regarding the scheme's sustainability credentials, as mentioned above, the design makes best use of natural daylight, which reduces the need for artificial lighting and heating. Information has been provided to demonstrate that Code for Sustainable Homes level 3 or 4 could be achieved, but as this is a single dwelling, it is considered to be disproportionate to require this as a condition, given the expense of achieving certification.

The design is considered to be an improvement on the existing dwelling in that the existing house is looking tired and dated and would represent a slight enhancement of the street scene and accord with policy D1 of the adopted Local Plan. This proposal is also considered to represent an improvement over

the recently approved replacement dwelling on this site in design and sustainability terms.

5.5 Effect on residential amenity

The site is separated from its neighbours by the surrounding fields and the replacement dwelling would be in approximately the same position within the site. It is considered that the proposed development would not have an adverse impact on existing levels of residential amenity in the site's vicinity.

5.6 Transportation Issues

Since the proposal involves the use of the same access and would represent like for like replacement, generating a similar amount of traffic, no objection has been raised by Highways, as noted at 4.2 above. It is considered that there are no highways issues which vary significantly from the existing situation and therefore the proposal accords with policy T12 of the adopted Local Plan.

5.7 Drainage

The drainage condition has been brought forward from the previous planning permission.

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

6.2 The erection of a replacement dwelling would result in a house which could be more energy efficient, than the replacement dwelling previous approved on this site without compromising the openness of the Green Belt, visual, highway safety or residential amenity at this location. The proposal would accord with policies GB1, H4, D1 and T12 of the adopted South Gloucestershire Local Plan.

6.3 The recommendation to approve permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That planning permission approved, subject to the conditions shown.

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